



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 1, 2011

Council District 7

Zoning Commission Recommendation:
Approved by a vote of 8-0

Opposition: None

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: International Union of Operating Engineers Chapter 178

Site Location: 6300 Cromwell Marine Creek Rd Mapsco: 46C

Proposed Use: Training school for heavy equipment and crane operators

Request: From: "AG" Agricultural

To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus heavy equipment training and a height maximum of 120 feet for training equipment; site plan included

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent.

Background:

The International Union of Operating Engineers Chapter 178 provides hands-on training classes and certification for licensing to its members in order to operate hoisting equipment for the construction business. The Union has owned the land since 1973 and has been consistently using the site as a school for training purposes. Most of the training equipment is portable and mobile. However, the Union would like to add a 120 foot tall stationary electric crane, which requires the construction of an underground footing. The site is currently Legal Nonconforming and the proposed footing constitutes an increase to overall area, which generates the need for the required zoning change.

The current hours of operation are from 7:00 a.m. to 5:00 p.m. Tuesday through Saturday. Apprentice classes are held on Saturday beginning in September and ending in May. The majority of the equipment is run on Saturday from 7:30 am to 4:00 pm. During the week, equipment may run by appointment based on the availability of examiners. The table below describes the equipment currently operating at the site. 12 parking spaces are currently available on the site with a large base/gravel driveway area.

The site was annexed by the City in September of 1984 and was subsequently zoned to the default "AG" Agricultural zoning on December 11, 1984. The single-family property to the south was annexed and rezoned at the same time. A final plat was filed for the single-family addition on February 1, 2008, 35 years after the training facility began in 1973, and construction of the neighborhood has been ongoing.

Equipment Currently On-Site

Cranes	Dirt Equipment
P&H 70 ton Conventional Crane	John Deere Sideboom (pipe layer)
Link Belt 35 Ton Conventional Crane	Cat D5 bulldozer
Grove 30 ton Truck Crane	Cat 320 Excavator
Grove 30 Ton RT Crane	Cat Skid Steer
Grove 17 Ton RT crane	Cat 12 G Motor Grader
JCB Carrier Deck Crane	Fiat Allies Front End Loader
Manatoc Crane Simulator	JCB Back Hoe
	Gehl Fork Lift
	Freightliner Tractor and Lowboy Trailer

Site Information:

Owner: International Union of Operating Engineers Chapter 178
4025 Rufe Snow
Fort Worth, TX 76180

Agent: Awad Eskander / Paradigm Consulting
Acreage: 7.32 acres
Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

North "AG" Agricultural / vacant
East "C" Medium Density Multifamily; "R1" Zero Lot Line/Cluster / vacant
South "A-5" One-Family / single-family
West "A-5" One-Family / gas well site and frac pond

Recent Relevant Zoning and Platting History:

Zoning History: ZC-84-248 from unzoned to AG, approved 12/11/84.

Platting History: FP05-12 recorded 2/1/08

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Cromwell Marine Creek	2 way, County Road	Major Arterial	Yes (Unfunded 2018-19)
Bowman Roberts	2 way, Collector	Collector	No

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

Public Notification:

The following Neighborhood Associations were notified:

The Trails of Marine Creek
Marine Creek Ranch
Lake Crest Estates

Fort Worth Stone Creek Ranch
Eagle Mountain Alliance
Eagle Mountain-Saginaw ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/E" Neighborhood Commercial plus heavy equipment training; the equipment used for training shall not exceed 120 ft. Surrounding land uses vary with single-family directly south, vacant land north and east, and a gas well with frac pond just west of the proposed site.

The site has been used for heavy equipment training since 1973 and the single-family homes were not platted until 2008. The applicant can continue operating under Legal Nonconforming statutes, however; they would like to install a permanent crane and operate legally under acceptable zoning standards.

The applicant is requesting the underlying zoning to be "E", which is more compatible than an industrial zoning district. Additionally, the site is located on the corner of a major intersection, which would warrant a use other than single-family. As a result, the proposed zoning for this site **is not compatible** at this location due to the industrial use, but the use was on the site for approximately 35 years before the area began its recent development into single family and neighborhood commercial uses.

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan designates the subject property as single-family. The requested zoning change is not consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg 37)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on the lack of conformance with the future land use map and policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan. However, Cromwell Marine Creek Road is classified as a major arterial, and a classification of neighborhood commercial will provide a proper buffer to the adjacent neighborhood when the property is redeveloped.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

Attachments:

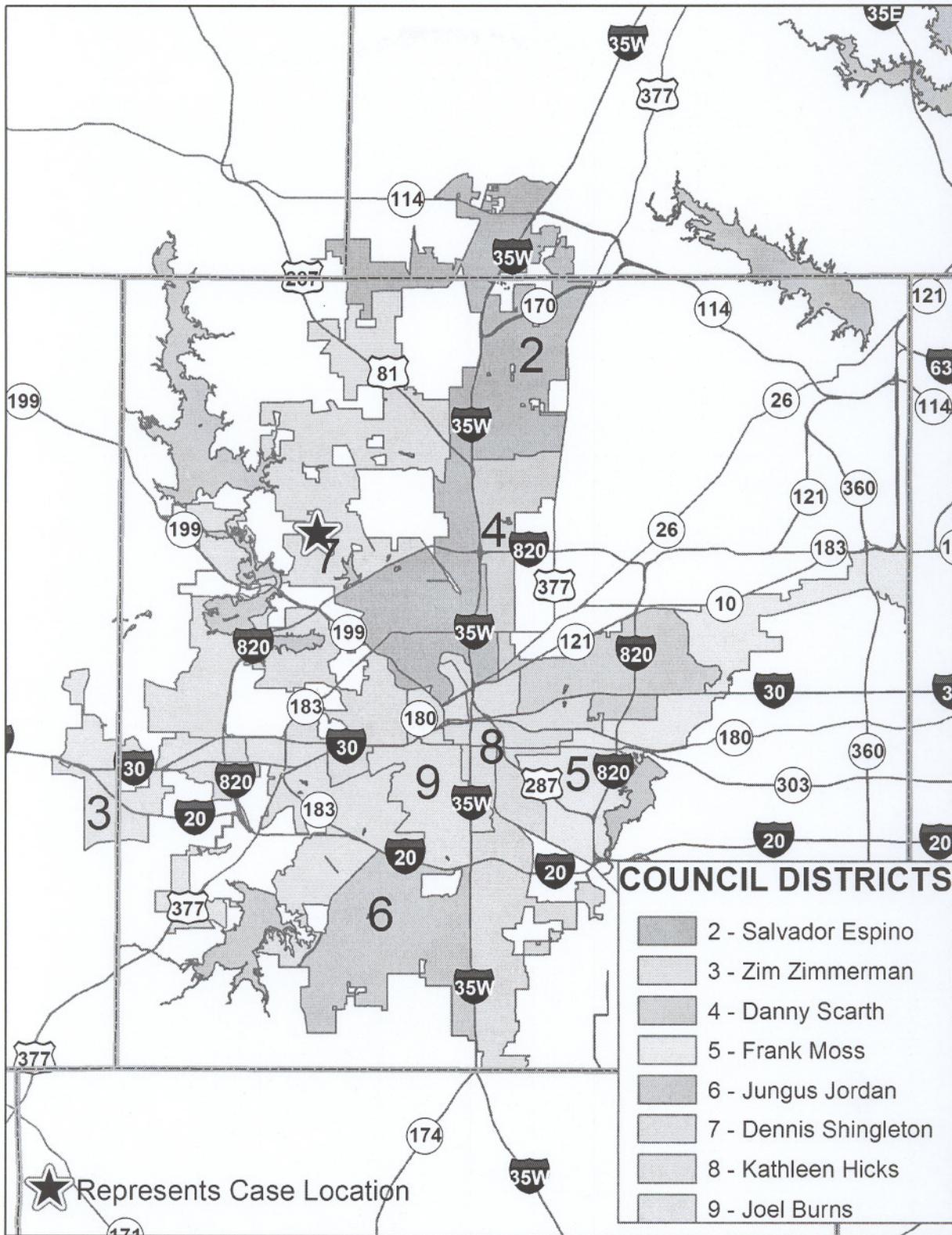
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH

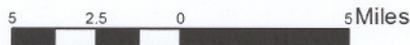


ZC-11-111

Location Map



★ Represents Case Location



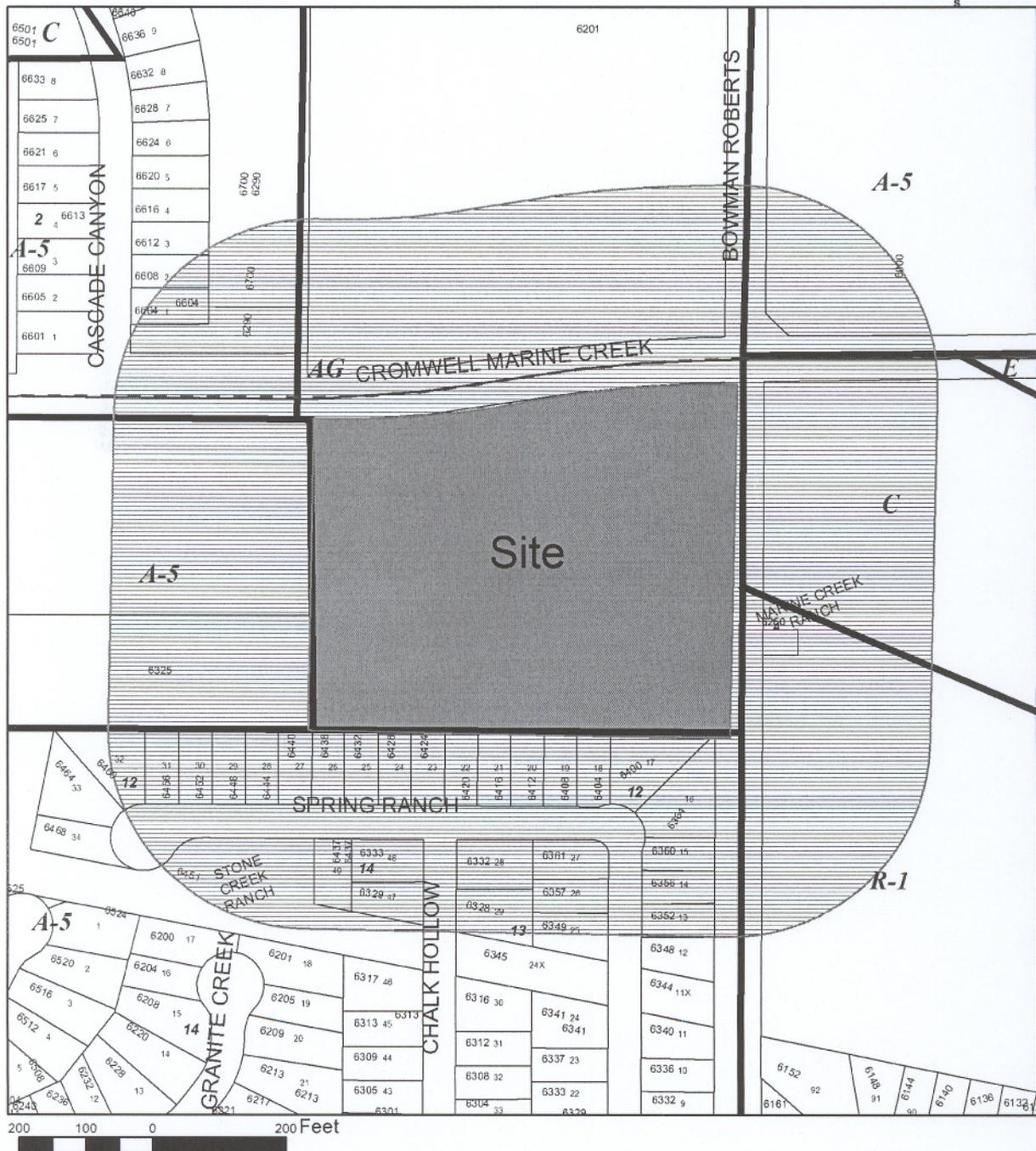


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Area Zoning Map

Applicant: Intern'l Union of Operating Engineers
 Address: 6200 block of Cromwell Marine Creek Road
 Zoning From: AG
 Zoning To: PD for E uses plus heavy equipment training, not to exceed 120 feet
 Acres: 7.30561763
 Mapsco: 46C
 Sector/District: Far Northwest
 Commission Date: 10/12/2011
 Contact: 817-392-8043

 300 Ft. Buffer



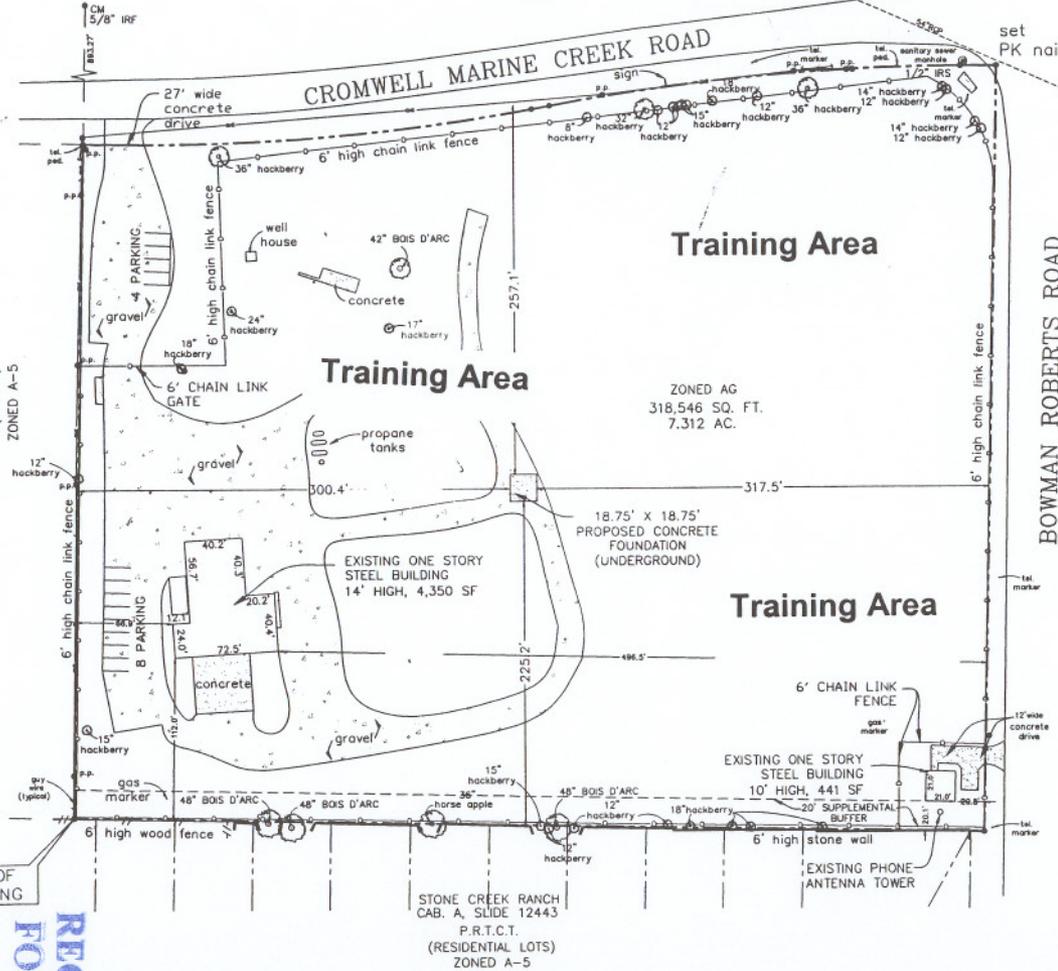
ZONED A-5

ZONED AG

ZONED A-5

AMERICAN SOKOL ORGANIZATION-SOKOL FORT WORTH
VOL. 5195, PG. 571
D.R.T.C.T.
(VACANT)

ZONED A-5



POINT OF BEGINNING

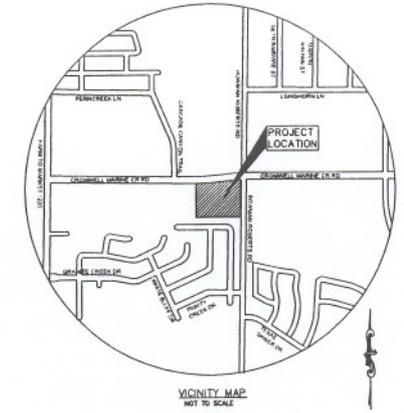
**RECOMMENDED
FOR APPROVAL**

SITE PLAN
SCALE 1"=60'

- NOTES**
1. SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 2. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
 3. PROJECT WILL COMPLY WITH URBAN FORESTRY REQUIREMENTS

PARKING ANALYSIS	
STEEL BUILDING	= 4,350 SF
STEEL BUILDING	= 441 SF
TOTAL BUILDINGS	= 4,791 SF

PARKING REQUIRED 2.5/1,000SF	= 12
PARKING PROVIDED	= 12



OWNER
THE INTERNATIONAL UNION OF
OPERATING ENGINEERS LOCAL #178
4025 RUFÉ SNOW DRIVE
NORTH RICHLAND HILLS, TX 76180
RONNIE BENTLEY
PHONE (817) 284-1191
E-MAIL: RBENTLEY@LOCAL178.ORG

APPLICANT
ARCHITECT & PLANNER
AWAD ESKANDER, AIA
PARADIGM CONSULTING
1112 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
PHONE: (817) 329-3609
FAX: (800) 948-0803
awad@paradigm-arch.net

SURVEYOR
A.L.S. LAND SURVEYING
4304 TATE SPRINGS ROAD # 100
ARLINGTON, TEXAS, 76016
PHONE NO. (817) 478-6802
FAX NO. (817) 478-6862

DIRECTOR OF PLANNING AND DEVELOPMENT	
DATE	

**TRAINING SCHOOL
FOR IUOE LOCAL 178**

BEING A 7.312 ACRE TRACT OF LAND SITUATED IN
THE JAMES H. CONWELL SURVEY, ABSTRACT
NUMBER 343, TARRANT COUNTY, TEXAS.

6300 CROMWELL MARINE CREEK RD.
FORT WORTH, TX 76179

PORTION OF INTERNATIONAL UNION OF OPERATING
ENGINEERS LOCAL 178, AFL-CIO, A NON-PROFIT
ASSOCIATION VOL. 15462, PG. 164 D.R.T.C.T.

SITE PLAN			
ZONING CASE #	SCALE	DATE	FILE NO. SHEET
1" = 60'	09/22/2011	2217	A100

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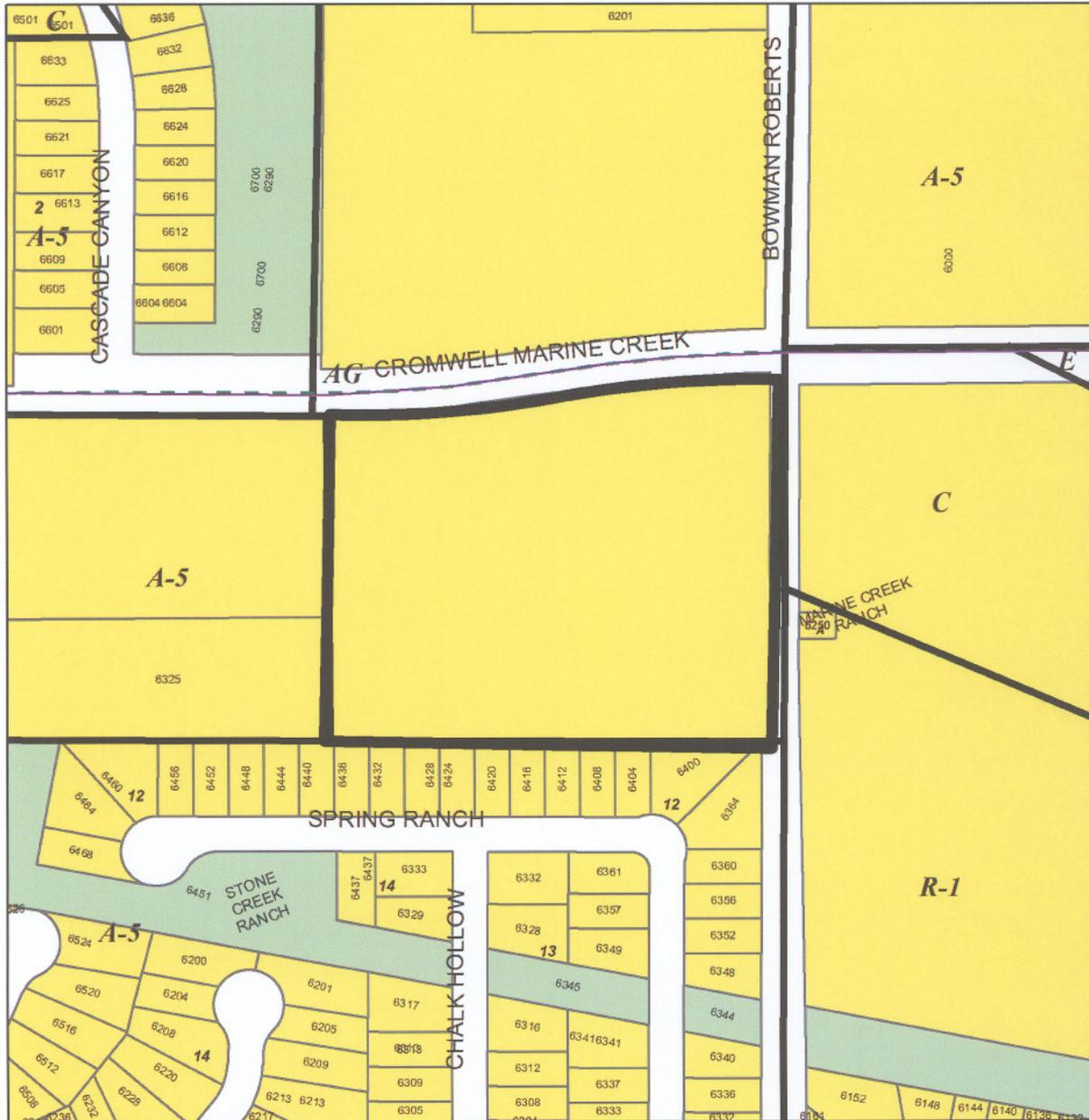
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200 block of Cromwell Marine Creek Road

Future Land Use

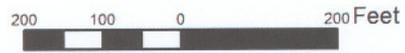
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- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011



Aerial Photo Map



Rob Johnson, 11301 Old Denton Road, representing MET church also spoke in support.

Justin Lahue, 2008 Spinnaker Lane, Azle, Texas representing the Management Company for The Villages of Woodland Springs HOA spoke in opposition. He said they had a meeting with the developers of the site and noted it is a nice product. Their concerns are the increased traffic and potential impact to the neighborhood. Mr. Lahue stated the neighborhood was ok with the current PD zoning because there would be less traffic based on the uses.

Mr. Edmonds asked if Keller Hicks Road terminates. Ms. Burghdoff explained the street was vacated by plat just recently.

In rebuttal, Mr. Hudson mentioned the recent master thoroughfare change to Keller Hicks Rd. He also explained the vacation of the prescriptive ROW. It was noted Riverside Drive will be dedicated and improved as part of the re-platting process and would benefit the neighborhood. Mr. Hudson explained the pictures displayed.

Mr. Edmonds asked if they were improving Riverside Drive. Mr. Hudson said yes they are. He also asked about traffic counts. Mr. Hudson was not sure on that.

Mr. Edmonds asked Mr. Lahue based on the comments made by the applicant if there still was a concern on traffic. Mr. Lahue mentioned the concern is on Keller Hicks and Timberland Boulevard. He mentioned there are no street lights and traffic backs up substantially this development will only increase the traffic.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Wilson. The motion carried 7-1 with Mr. Edmonds against.

<i>Document received for written correspondence</i>					<i>ZC-11-110</i>
Name	Address	In/Out 200 ft notification area	Position on case		Summary
Gene Carlcheon	1440 Carrollton Pkwy	No	Support		Spoke at hearing
Rob Johnson	11301 Old Denton Rd	No	Support		Spoke at hearing
Justin Lahue	2008 Spinnaker Lane	No		Opposition	Spoke at hearing

14. ZC-11-111 International Union of Operating Engineers Chapter 178 (CD 7)- 6200 Block of Cromwell Marine Creek Road (J. H. Conwell Survey, Abstract 343, 7.03 Acres): from "AG" Agricultural to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus heavy equipment training and a height maximum of 120 feet for training equipment, site plan included.

Awad Eskander, 1112 John McClain Road, Colleyville, Texas representing International Union of Operating Engineers explained to the Commissioners the request to rezone to PD/E with the maximum height of 120 feet is for the permanent placement of a training crane. They did try to contact the neighborhood to explain their proposal. He mentioned this should not impact the neighborhood.

Mr. Genua asked about the crane and how tall it is. Ronnie Bently, 6300 Cromwell Marine Creek Road, Fort Worth, Texas explained to the Commissioners he is the Business Manager for the Union. He explained they have mobile cranes that move around and are about 100 feet tall. Mr. Bently explained they need to install a permanent crane which is 120 feet tall. He also mentioned there are several cell towers in the area which are about 100 feet tall.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<i>ZC-11-111</i>	
Name	Address	In/Out 200 ft notification area	Position on case		Summary
Linda Parks	6437 Spring Ranch Dr	Yes		Opposition	Sent letter

15. ZC-11-112 City of Fort Worth Planning & Development Greenway Neighborhood (CD 8)- (see addresses in case file, 49.95 Acres): from “B” Two-Family, “CF” Community Facilities, “E” Neighborhood Commercial and “I” Light Industrial to “A-5” One-Family, “CF” Community Facilities, “ER” Neighborhood Commercial Restricted, and “E” Neighborhood Commercial

Beth Knight. Senior Planner, City of Fort Worth, Texas explained to the Commissioners this is a Council initiated zoning case which is predominantly single-family with some duplexes.

Motion: Following brief discussion, Mr. Romero recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

**Meeting adjourned: 12:20 a.m.
10/12/11**

Dana Burghdoff, Executive Secretary & Deputy Director, Planning and Development Department

Ann Zadeh, Acting Chair